

MONO COUNTY PLANNING COMMISSION

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AGENDA

THURSDAY, OCTOBER 9, 2003 - 10 A.M.
SUPERVISORS CHAMBERS, COUNTY COURTHOUSE, BRIDGEPORT

1. **CALL TO ORDER**
2. **PUBLIC COMMENT:** Citizens may address the Planning Commission on matters not listed on the agenda.
3. **MEETING MINUTES:** Review amended minutes of Aug. 14, 2003, and review and approve minutes of Sept. 11, 2003.
4. **CONSENT AGENDA:**
APPROVAL OF PROPOSED FINAL TRACT MAP 37-50/Lakeridge Ranch, Tomajko
Tentative Tract Map 37-50, which was conditionally approved by the Mono County Board of Supervisors on May 8, 2001, subdivides approximately 18.4 acres in Crowley into 32 parcels ranging in size from 15,000 to 32,000 square feet. A remainder parcel of about 61 acres will be the subject of future phased maps per the Lakeridge Ranch Specific Plan.
5. **PUBLIC HEARING:**
10:10 A.M.
USE PERMIT APPLICATION 31-03-02/Hummel. The proposal is for construction of a 30' x 60' mini-storage building that will provide six units of about 20' x 15' each. The property (APN 02-353-07) is located on the north side of U.S. Highway 395 between Clover Lane and West Mill Creek Lane in the community of Walker. The property is designated Mixed Use and Estate Residential in the General Plan. The project is categorically exempt as a Class III exemption [15303] of the CEQA guidelines.
6. **10:40 A.M.**
WORKSHOP: DESIGN REVIEW GUIDELINES. Staff: Greg Newbry, senior planner
7. **PUBLIC HEARING:**
11:30 A.M.
TENTATIVE TRACT MAP 37-53/Symons-Mize. *(Continued from Sept. 11, 2003)* The proposed project would divide APN 26-200-39, totaling 17.03 acres, into fifteen (15) lots. The property is located west of Chalfant Road in the community of Chalfant. The property is designated Estate Residential (ER) in the General Plan. In accordance with Section 15183 of the CEQA guidelines, a prior Environmental Impact Report is being used for a project consistent with the General Plan.

LUNCH

8. **PUBLIC HEARINGS:**
1:00 P.M.
SECOND ONE-YEAR EXTENSION TENTATIVE TRACT MAP 36-159/Sierra Business Park. The proposed project would divide APN 37-130-04, totaling 35.96 acres, into 37 industrial lots (24 lots in Phase 1 and 13 lots in Phase 2). The property is located about three miles south of the intersection of State Route 203 and U.S. Highway 395. The site is

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Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

directly opposite the entry to Mammoth-Yosemite airport, in the Long Valley area. The property is designated Specific Plan in the General Plan (see Sierra Business Park Specific Plan and EIR).

1:15 P.M.

PARCEL MAP 37-173/McChesney. The proposed project would divide APN 64-190-01, totaling 2.18 acres, into two lots. The property is located at the intersection of Swall Meadows Road and Wilson Road in the community of Wheeler Crest. The property is designated Estate Residential (ER) with a 1-acre minimum lot size in the General Plan. In accordance with Section 15183 of the CEQA guidelines, a prior Environmental Impact Report is being used for a project consistent with the General Plan.

9. REPORTS:

- A. Director
- B. Planning Commissioners

10. ADJOURN

PLEASE NOTE:

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or may prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.